

**OFFICE SUITES
WITH PARKING**
Delightful rural location
TO LET



01483 450115

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The Bothy, Albury Park, Albury, GU5 9BH

Delightful semi-rural location within Albury Park

Some offices air-conditioned

247 and 467 sq ft available

Flexible agreements

Inclusive rental options available

Car parking on site



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The offices at The Bothy are located within the Albury Park Estate on the edge of Albury village. The offices are approached via a private drive through a pleasant parkland of mature trees and a small river valley. Guildford town centre lies only 5 miles to the west.

Description

The Bothy is a small complex of modern offices converted from former Estate buildings.

Accommodation

The net internal areas of the currently available offices are approximately as follows:

The Peachery:

East room	43.43 sq m	467 sq ft
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The Old Squash Court:

First Floor north	22.97 sq m	247 sq ft
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Rent

Terms available on request. Available on inclusive rental basis.

Lease

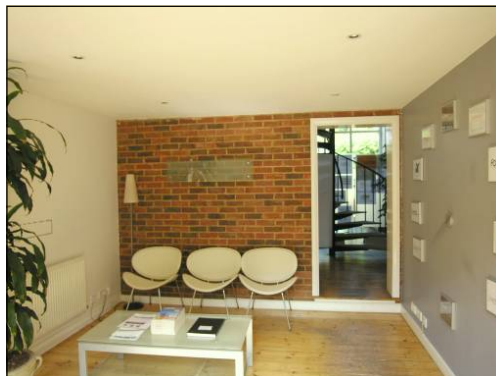
New leasing agreements available on flexible terms.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Please refer to agent for details.





Viewing

Strictly by appointment with the sole agents:

Owen Shipp
CHARTERED SURVEYORS

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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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